

**HUD Best Practices Information
Bi-State Regional Housing and Community
Development Partnership
Sample Materials Package.**

Available from Web Site as Adobe Acrobat File:

www.hud.gov/local/por

- 1. June 2, 1999 Invitation Letter from Oregon HUD Senior Community Builder Tom Cusack.**
- 2. June 25, 1999 Agenda (Initial Meeting).**
- 3. Roberta Ando, Oregon Community Builder Email with summary of June 25, 1999 meeting and Next Actions.**
- 4. Dec. 2, 1999 Regional Planning Charette summary with draft of 5 year vision and next steps.**



**U.S. Department of Housing and Urban Development
Oregon State Office
Northwest/Alaska Area**



June 2, 1999

Dear :

If you will, consider some region-wide issues that we all will be dealing with in the immediate future:

- * METRO fair share process**
- * The listing of salmon**
- * Rising minority populations**
- * Housing prices increasing faster than wages**
- * Increased focus on concentrations of poverty**
- * Reduction of housing for disabled persons**
- * Expiring Section 8 contracts**
- * Major changes in the public housing programs**

In thinking about these and other regional issues, it has struck me that planning which does not include a regional component could very well miss the proverbial forest for the trees.

I would like to invite you to join your fellow Portland area Community Development and Housing Authority Directors to our office for a meeting to discuss ways that your Community Development Consolidated Plans and the Housing Authority 5-year Plans can take into account the regional realities which we all face, as well as work products that might be jointly developed. The meeting will be held:

**Friday, June 25
9:00 a.m. to 3:00 p.m.**

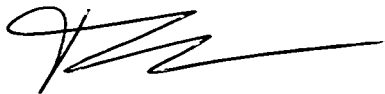
**at HUD
400 S.W. Sixth Ave, Suite 700
Portland**

One of the items that I would like to include on the agenda for the discussion is the possibility of collaborating on a regional analysis of fair housing impediments, and a compilation of activities and organizations who currently receive funding for fair housing activities. (At the meeting I will have available copies of the prior individual analysis of fair housing impediments for your review).

By Friday June 11, I would ask that you communicate directly with Roberta Ando of my staff to confirm your attendance and, most importantly, about any specific agenda items that you would like to include in the preliminary agenda, so that she can share those items in one consolidated draft agenda that she can get to everyone prior to the meeting. Email communication is preferred and her address is Roberta_Ando@hud.gov or her phone number is 326-5100.

Thank you very much for willingness to participate in this meeting and look forward to seeing you soon.

Sincerely,

A handwritten signature in black ink, appearing to be 'T. Cusack', with a long horizontal line extending to the right.

Thomas C. Cusack
State Coordinator/Senior Community Builder



OREGON OFFICE

Public Housing and Community Development Planning and Regional Issues

Friday, June 25, 1999

	Beginning	Roberta Ando	30 m
	<ul style="list-style-type: none">• Introductions• Expectations, issues• Agenda modifications		
	The Invitation	Tom Cusack	15 m
	<ul style="list-style-type: none">• Demographics• Metro• HUD interests		
	HUD Planning Framework	Joy Hirl Julie Nelson Roberta Ando Lynn Martin	60 m
	<ul style="list-style-type: none">• Consolidated Planning• Analysis of Fair Housing Impediments• Public Housing Plan		
10:45	break		15 m
	Agency Stories	Jurisdiction/Agency comments	60 m
	<ul style="list-style-type: none">• share current plan status, possible program directions		
	break		15 m
	Opportunities for a region-wide perspective	group discussion over lunch	45-m
	<ul style="list-style-type: none">• list opportunities• comments on prospects		
	(Lunch will be on site)		
1:00	Where do we go from here	brainstorm	30 m
	<ul style="list-style-type: none">• list next steps, short and longer term• list concerns, requirements, needs		
1:30	Next steps, an assessment: What is important, doable, , the will of the whole?	discussion, a poll	30 m
	Next steps: who, when, how	discussion	15 m
2:30	THE END		



your community partner

From: Roberta Ando on 07/16/99 01:32 PM

To: doug@co.clackamas.or.us, gary@co.clackamas.or.us, ross@ci.gresham.or.us, tremoulet@ci.gresham.or.us, srudman@ci.portland.or.us, bkaye@ci.portland.or.us, msaba@ci.portland.or.us, karen.j.whittle@co.multnomah.or.us, helenb@hap.portland.or.us, jengel@ci.beaverton.or.us, peggy_scheer@co.washington.us, susan_wilson@co.washington.or.us, pete.munroe@co.clark.wa.us, kreager@teleport.com, ubag@metro.dst.or.us, Tom Cusack/CB/POR/HUD@HUD, Roberta Ando/HSNG/POR/HUD@HUD, Manfred M. Lee/CB/POR/HUD@HUD, Julie Nelson/CB/SEA/HUD@HUD, Joy Hirt/CPD/POR/HUD@HUD, Lynn Martin/PHSNG/SEA/HUD@HUD

cc: Elizabeth Santone/PHSNG/POR/HUD@HUD, Doug Carlson/CPD/POR/HUD@HUD

Subject: Regional Planning Coordination Meeting

Apologies for the delay in distributing notes from our June 25 meeting, I have had some planned and unplanned excursions out of the office and am glad to be back.

The following is a compilation of the board and chart notes from our June 25 meeting. They are presented in reverse order of our discussion.

NEXT ACTIONS

Action	Layer/Sequence	when/who
<ul style="list-style-type: none"> agree to a regional component/placeholder planning staff/planning consultant confer. 	1	<ul style="list-style-type: none"> 6/25 all present agree to the concept of a regional component/placeholder obtain staff commitment to attend September charette
<ul style="list-style-type: none"> develop common tables, elements or layer to other items (housing needs) 	1A current plans' commonalties 3 future Plans	1A City of Portland (Metro to provide to group current regional analysis) 3 (not assigned)
<ul style="list-style-type: none"> regional analysis of fair housing impediments by consultant completed by 9/99 	1B look at current analysis for commonalties 3 new analysis	1B HUD: Manny Lee 3 (not assigned)
<ul style="list-style-type: none"> Planning session, broader than this group (jobs, transportation, housing) at least consulted, to put meat, substance on placeholder. Conducted by professional facilitator—charette 	2	2 Portland: Cathey Briggs?? HUD: Roberta Ando, Julie Nelson
<ul style="list-style-type: none"> Regional "Toolbox", practices and discussion 	3	

BRAINSTORM: POSSIBLE NEXT STEPS/NEEDS

0 some type of connection between METRO and comp plan, and connect Clark/Vancouver
0 implementation strategies
0 rationalization of CDC support
0 tease out 2 or 3 regional issues that might be addressed as part of plan process
0 deconcentration
0 impediments to fair housing----,
0 place holder in plan for regional piece
0 housing need market analysis, Fair Housing jointly funded
0 need for microanalysis (neighborhood level), rather than regional data
0 opportunity to match federal resource for local/regional needs
0 use of METRO analysis in comp plan
0 1 day or 4 hour charrette developing a place holder for what may be future
activities
0 who designs
0 housing policy staff or
this group plus...
who leads process

what does this mean in terms of public policy development and input

BEGINNINGS: ISSUES/EXPECTATIONS

0 take advantage of confluence of planning activities and increase efficiency
0 something from and to HTAC/METRO
0 stronger linkages cross metropolitan area
0 learn about changes in CID plan, sense of coordination with Public Housing
a this group or one like it to share information
enforcement of FHEO
regional analysis and strategies
each work with Boards/Commissioners, need to acknowledge local determination as we work
together
talk about local programs and possible collaboration
linkage of housing, transportation, jobs, and growth management, how to dialogue with
those
involved in other planning processes
appreciate goodies
learn about the CID plan/process
what happened to the CHAS
Corrections, additions, comments can be sent my way for redistribution to the group.
Attached is a Word file which provides contact information. Corrections to the list can
also be sent me

Roberta Ando
Community Builder
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DRAFT DRAFT DRAFT
(12/7)

Regional Planning Charette

December 2, 1999

Present: Kurt Creager, VHA; Gail Brownmiller, City of Hillsboro; Gary DiCenzo, Clackamas County; Susan Wilson, Washington County; Pete Munroe, Clark County; Helen Barney, Housing Authority of Portland; Tom Cusack, HUD; Joy Hirl, HUD-CPD; Doug Carlson, HUD; J.T. Engel, City of Beaverton; Gerry Uba, METRO; Vince Chiotti, OHCS; David Foster, OHCS; Alice Porter, VHA; Diane Stites, VHA; Andree Tremoulet, Gresham; Beth Kaye, HCDC; Mike Saba, Portland; Steve Rudman, Portland; Cathey Briggs (Facilitator)

Charette Objectives /Agenda Review: The purpose of the charette is to reach consensus on a few key strategies that all would include in the Consolidated Plan. Participants suggested additional objectives:

- Susan suggested that we will need to decide how we come together - through collaboration or consolidation because there are different implications.
- Tom asked that the meeting result in specific work products/ something concrete that can be shared.
- Beth said she would like to know what the Consolidated Plan "placeholder" looks like. For example, can there be common data elements in the Market Analyses for the Consolidated Plan. The jobs/ housing/ transportation linkage makes sense.
- Kurt suggested that if there are regional resource management initiatives we need to make sure that they relate back to the State@-consolidated Plan. Keeping Salem and Olympia in the loop is important.
- Consider whether there is a future role for the group.
- Mike said it would be helpful to know where everyone is in his or her planning process.

The Region Today:

People gave updates on where they are in the Consolidated Plan/Housing Authority Plan process. Cathey asked that they identify 2 or 3 key issues that are emerging.

Permanent housing provided by both public and private sector rated very high;

Focus on safety net housing assistance for very low-income, elderly, and special needs groups;

Self-sufficiency strategies receive support;

Scattered site housing even for very low-income people received support.

Section 8 did not rate as a high priority.

In terms of big demographic changes, county had a lot of growth in the very low income population.

Priorities of the original CHAS were affirmed by the process thus far.

Vancouver/Clark County: (Pete Munroe)

Consultant developed a needs assessment. Two public hearings were held. One of the biggest surprises was that 45 Russians attended one hearing - reflects cultural change in the area.

Key issues:

- 0 Permanent housing;

- 0 Housing for the mentally ill;

- 0 1st time homebuyers;

- 0 Transportation was a big issue.

The continuum of care will be completed in January/ February for inclusion in the Consolidated Plan.

In terms of big issues, there is a big gap between housing prices and income - price increases greatly outstrip income increase.

Housing Authority of Portland (HAP): Helen Barney

Because they are a Moving to Work authority, do not have to do the PHA plan.

They are forming a resident council that will set its own agenda. A HAP tenant commissioner will chair the council.

Key issues:

- 0 Growing special needs of the LRPH tenant population. More people need support to live in housing.

Cutbacks in mental health funding effects mixed-population buildings and creates management challenges. A few people can occupy majority of time of staff.

Other Strategies:

0 Federal Strategy - Denny West is organizing a regional coalition of support for LRPH.

0 HAP is considering a HOPE VI application (neighborhood revitalization).

Gresham (Andree Tremoulet):

In addition to participating in the Multnomah County Consolidated Plan, Gresham is working on their CD strategy with their local citizen committee.

Keyissue:

0 Poverty shift to Gresham has regional implications.

0 Special needs housing will remain a priority.

0 Multi-family stock is aging now - needs to be improved so rehab or acquisition /rehab will be a priority.

0 1st time homebuyers will also be a priority - have been able to reach HHs at 65% MFI. Habitat for Humanity can reach even lower income groups.

Vancouver PHA: (Alice Porter)

Also doing a MTW plan which is now in the 45 day public comment period.

Key issues:

0 Living wage jobs for residents of public housing

0 Transportation - home to work

0 Affordable child care

0 Special needs housing with supportive services

0 1s' time homebuyers.

The VHA is working with Consolidated Plan. They are jointly funding the needs assessment. Kurt also sits on the State's Consolidated Plan Advisory committee.

Beaverton (J.T. Engle)

JT first reported that Fair Housing Council of Oregon has mapped out a strategy for a statewide 5 year plan. Now trying to garner the support/funding to do it.

City of Beaverton is in the process of a 15,000 household survey. Survey results will be folded into the Washington County Consolidated Plan. In terms of demographic shifts, there has been a big increase in cultural diversity. Many more Cambodians and Latinos. The city has also noted big problem of overcrowding. This may be linked to the cultural diversity.

State of Oregon (David Foster)

David has hired staff, Judith Bernstein, to do the State's Con Plan. State is not on the same cycle as everyone else because they got a 1 year delay. Next year they will begin the 5-year cycle.

The Fair housing analysis is done, plan is to be done next.

Key Issues:

- Job growth continued to be in the metro region despite state's efforts to stimulate growth outside the Portland area.
- Pockets of poverty exist throughout the state's rural areas.
- People should be aware of Senate Bill 555 that requires the Commission on Children and Families to do a comprehensive plan on the needs of children and families.
- There is currently no relationship to the Consolidated plan. This will put a real stress on the local capacity of smaller jurisdictions.
- Tom Cusack noted that HUD has initiated contact with the State on this so stay tuned.

Metro H-TAC (Gerry Uba):

Different subcommittees of H-TAC have been working on strategies and tools. Clear that regional funding strategy is one of the keys that will make fair share work. There is some controversy about the regional real estate transfer tax proposal.

The next step is for HTAC to update the MPAC (Metro policy advisory committee) and to the Metro Council and seek an extension of time to complete its work and recommendations. Concern about the implementation method for the fair share targets will be addressed in the recommendations.

Siting special needs housing:

General discussion was held about the special needs/very low income housing focus that cut across all reports. The issue of siting is one that is very difficult. Suggestion was made that there should be a regional approach to siting.

The Five-Year Vision:

How should the region work for a low-income person who is seeking housing or other assistance?

Five years from now, we expect that a low-income person seeking housing or services will have much easier access to information about availability, cost, eligibility criteria, and location. Moreover, the information itself will be more comprehensive and up-to-date. Finally, the consumer will be given information on choices that reflect the individual's true range of options, not necessarily defined or limited by political boundaries.

Low-income individuals and families should have housing and transportation options that support their social and economic mobility. Individual differences in need for services should be taken into account in the design of programs to support mobility and choices. Ultimately, our goal is that most low-income people will be able to assemble the combination of services, housing, transportation, and employment that will allow them to move ahead into the moderate and upper income tiers. At the same time, we also recognize that a portion of the low-income population will need housing and services over the long-term to ensure that they have a decent quality of life.

In the year 2005, how will HUD, state and local governments and public housing authorities (PHAs) address regional needs?

Elected officials at all levels will summon the political will to plan and act for the benefit of the metropolitan area as a whole. HUD, state and local governments and PHAs will work collaboratively to reduce barriers to opportunity faced by low-income people. HUD, local governments and PHAs will share information, link related systems, as well as coordinate planning processes that cross-jurisdictional and functional boundaries. The

metropolitan area will benefit from the reduced barriers, the system linkages, and the increased coordination, and will enjoy unprecedented prosperity. We will build on success in increments – focusing first on small achievable tasks that build toward larger systematic achievements.

Five Year Strategies:

The regional planning group identified a set of strategies to achieve the five year vision. The next step of the regional planning process will involve setting priorities among the strategies, and developing a workplan.

- Representatives of HUD, state and local federal entitlement jurisdictions, and PHAs will meet regularly:
 - to share information;
 - to develop a specialized action agenda.
 - to refer policy and program recommendations to the respective decision-making bodies.
- Support the development of regional funds for land acquisition, and housing development and rehabilitation; and/or support pilot projects that meet regional objectives.
- Explore the feasibility of developing a regional workforce housing fund using HOME or other local funds to leverage regional funds (e.g. Enterprise Fund).
- Explore the project-basing of housing vouchers.

Explore the feasibility of establishing a one-stop shop with a regional data base for housing programs and services. (Similar to LA regional 1-stop shop, and built on the Pathways and Workforce systems initiatives).

- Develop protocol to use consistent data that can be aggregated at the regional level.

Encourage more "cross-talk" across various policy planning processes supported by different funding sources. (e.g. Consolidated Plan and local Comprehensive Plans, or plans by State Commission on Children and Families).

Clarify the role of this regional group in relation to the Metro Affordable Housing Technical Advisory Committee and its work.

Explore regional funding of regional needs assessments and analysis.

Develop a "tool-box" of regional best practices, including local accomplishments, with objective of educating people, and building support for housing advocacy efforts at the regional efforts.

Develop a regional "no-net loss" strategy on existing housing. (e.g. expiring Section 8 contracts and federal tax credit projects.)

Coordinate HUD technical assistance programs to focus on some issues from a regional perspective.

Explore a regional continuum of care for seniors and other special needs populations.

Explore a regional analysis of fair housing impediments using the existing framework.

Develop a regional employment strategy that reflects regional approach to jobs/ housing/ transportation and services balance.

Explore mechanism for regional citizen involvement and oversight.-

Next Steps:

1)

2)

Distribute notes from 12/2 meeting to all participants. (CB)

E-mail Consolidated Plan Draft Needs assessment and Market

Analysis to David Foster at dfoster@hcs-state.or.us. He will post on the State's HOME page and create links to local web sites.

When plans are adopted, HUD will post the approved Consolidated Plan on the HUD Home page. (ConPlan/PHA lead planners/ Foster)

3)

Gary DiCenzo, will host the next meeting in Clackamas County on Thursday, February 3, 9 a.m. Cathey will help with the agenda and facilitation.

Purpose of the next meeting is:

- 0 to review and agree on the Consolidated Plan "placeholder";
- 0 prioritize strategies
- 0 develop a schedule with action items for the next year.